

HANOVER PLANNING BOARD

MEETING AGENDA

SEPTEMBER 11TH, 2006



The Agenda Shall be as Follows

Time	Action / Project	Item #
6:45 PM	Meeting Called to Order:	
	<ul style="list-style-type: none"> • Acceptance of Prior Meeting Minutes: August 7th, 2006 • General Discussion (6:30 Discussion on Master Plan content/process/timeline) 	Item 1
7:00 PM	Public Hearing: 778 Washington Street – Adult Amusement (cont. from 4/24/06) (on appeal)	Item 2
7:15 PM	Informal Meeting: Informal Discussion: Starbucks/Retail - 1972/1978 Washington Street (at Saturn Drive)	Plan
7:45 PM	Public Hearing: Definitive Subdivision “Hanover Hills” – Off Cross Street (open, read notice)	Item 3 Plans
8:30 PM	Limited Site Plan Review: 785R Washington Street – Expansion/structural change/alteration to Building (Auto Repair Shop)	Item 4
Other:	Action Items:	
	1. Signing of Lot Releases, Form A’s (Pleasant/Maple/Cedar ANR), Decisions (Cri-Tech, River Path, McDonalds, South Paws) & Bills. (Mylars & Covenant for River Path)	
	2. Request for Bond Reduction at Saddle Lane.	Item 5
	3. CVS Request for Temporary Site Plan Signoff & Occupancy Permit (pending review of estimate from Gerry Galiano for remaining work – roadway only - at Sept. 25 th meeting).	Item 6
	4. Request for Lot Releases at Windward Lane (DPW estimate and guarantee deposit pending)	Item 7
	5. Request for Final Site Plan Signoff at Patriot Cinemas. (request/punch-list check pending)	
	6. Possible Zoning Article Petition/Sponsorship – Dry-cleaning/Beauty Shops in Aquifer Zone.	Item 8
	7. Discuss possible motion to find that the applicant for The Elms PRDS development expansion (PB02-6SPM) has complied with Special Condition # 6 of said Special Permit decision for a “suitable landscape buffer” and that no additional landscaping is necessary – other than the plantings shown on the approved Site Plan (Sheet L-1) - to buffer the Cushing Hill Road area from the new “Road E.” (see site prior to meeting)	Item 9
	8. Discuss possible motion to approve a minor plan modification for the Berkshire Estates Definitive Subdivision (PB04-18C) to allow the relocation of two Catch Basins to be offset approximately 20’ further up the proposed roadway (“Jutilla Farm Path”) from Union Street as indicated on the approved plans. Said modification, including the correction of several grading and elevation notations, as indicated in a transmittal sheet and revised plan set from Merrill Associates, dated September 6 th , 2006 and September 5 th , 2006, respectively. No other plan changes have been approved as part of this minor modification.	Item 10
	9. Minor Modification at Oak Hill Estates for Alternative Street Trees.	Item 11
	10. Absalom Woods expiration/completion of work.	Item 12
	11. Mill Lane – Subdivision or 40B Alternatives (prior prelim.) (tent. Informal date Oct. 30 th)	Item 13
	12. Mixed Use Development at Starland Properties (possible informal date?)	
	13. Special Permit Modification / Limited Site Plan Review – 386 Columbia Road (trees/shrubs)	Item 14
	14. Special Permit Conditions for Village Commons VPUD.	
	15. ZBA Hearing for “Webster Village” 40B on Webster Street (continued hearing 9/13/06).	
	16. Note Two Board Sessions: Open Meeting Law (9/19/06) & Conflict of Interest Law (10/4/06)	Item 15
	17. Note future meeting schedule/items. Any other matter properly presented to the Board.	
	Town Planner’s Report	
	Adjournment	

HANOVER PLANNING BOARD FUTURE MEETING SCHEDULE

AS OF SEPTEMBER 11TH, 2006



Tentative Meeting Schedule

Date	Time	Action / Project
September 25th, 2006	6:45 PM	Discussion with Department of Public Works (DPW) Superintendent Victor Diniak and Board of Public Works (BPW) Re: Sidewalk requirements for new (subdivisions) and existing (reconstruction) roadway segments, ROW issues, ADA compliance, budget/funding/limitations, drainage, specifications, etc.
	7:00 PM	Scenic Roads Hearing (Joint w/ DPW Superintendent/Tree Warden)
	7:15 PM	Definitive Subdivision "Hanover Hills" – Off Cross Street (<i>tent.</i>) (<i>cont. from 9/11/06</i>)
	8:00 PM	Definitive Subdivision "Morse Farm" – Off Whiting Street (<i>open, read notice</i>)
	8:45 PM	YMCA Expansion – Mill Street (<i>open, read notice</i>)
October 16th, 2006	7:00 PM	Definitive Subdivision "Hanover Hills" – Off Cross Street (<i>tent.</i>) (<i>cont. from 9/16/06</i>)
	8:00 PM	Retail/Office/Warehouse – 222 Webster Street (<i>cont. from 8/7/06</i>)
	8:45 PM	Informal Discussion: Village Park – Phase III of Villages of Hanover (<i>tent.</i>)
October 30th, 2006	7:00 PM	Definitive Subdivision "Morse Farm" – Off Whiting Street (<i>tent.</i>) (<i>cont. from 9/25/06</i>)
	7:45 PM	Cingular/Cell Store - 1363 Washington St (<i>Limited Site Plan Review</i>) (<i>open, read notice</i>)
	8:30 PM	Informal Discussion: Mill Lane – Subdivision or 40B Alternatives (<i>tent.</i>)
November 13th, 2006	7:00 PM	Retail/Office/Warehouse – 222 Webster Street (<i>tent.</i>) (<i>cont. from 10/16/06</i>)
November 27th, 2006 (<i>Rich Out</i>)	7:00 PM	Definitive Subdivision "Morse Farm" – Off Whiting Street (<i>tent.</i>) (<i>cont. from 10/30/06</i>)
December 11th, 2006		
December 18th, 2006 (<i>Holiday Recess?</i>)		Discuss Tentative 2007 Meeting Schedule